



**CITY OF DUVALL**  
**Planning Department**  
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## **PLANNING DEPARTMENT STAFF REPORT**

**TO:** Duvall Planning Commission

**FROM:** Troy Davis, Senior Planner

**HEARING DATES:** May 11, 2016 (before the Planning Commission)  
May 17, 2016 (before the City Council)

**PROJECT:** 2016 Zoning Map

### **I. INTRODUCTION**

Proponent: City of Duvall Planning Department, PO Box 1300, Duvall, WA 98019

Project Description: This is an update of the City's Official Zoning Map as part of the 2015 Comprehensive Plan Update.

Requested Action: Hold a public hearing and make a recommendation of approval to the Duvall City Council.

Review Process: Type IV, City Council Decision

Exhibits: The following exhibits are included with this report:

1. Proposed 2016 Zoning Map
2. Final EIS
3. Parties of Record

### **II. PROJECT DESCRIPTION/ANALYSIS**

The Duvall 2015 Comprehensive Plan was drafted to be consistent with King County's County-Wide Planning Policies and PSRC's Vision 2040, and reflects Duvall's position as a small city within the context of a rapidly-growing county and region. The Comprehensive Plan incorporates residential and employment growth targets through 2031 that adopt PSRC target allocations. While maintaining a small town character, Duvall commits to sustainable growth within the regional context, with goals and policies that protect environmentally sensitive areas and open space, provide economic opportunity, promote adequate and affordable housing, improve mobility, and provide additional opportunities for non-motorized and public transportation. The 2015 Comprehensive Plan integrates these elements and plans for low-impact, well-designed, compact growth concentrated within the city and designated urban growth areas, while preserving surrounding rural and resource lands. The overall policy direction, goals, and implementation actions contained in PSRC's Vision 2040 are represented throughout the 2015 Comprehensive Plan in Land Use, Economic Development, Transportation, Parks, Environment and Sustainability, and other elements. Duvall commits to interjurisdictional planning to facilitate a common

vision and efficient use of land, infrastructure, and resources for all citizens. The end result is a Plan that addresses development, design, environmental protection, and social concerns holistically, with provisions for evaluation, monitoring, and revising as local conditions and community preferences change.

Since the City's Official Zoning Map is derived from the Future Land-Use Map located in the City's Comprehensive Plan, the Official Zoning Map has been updated to reflect changes made to the Future Land-Use Map.

The 2015 Comprehensive Plan includes an updated Future Land-Use Map. Changes were made to land-use designations for certain properties and two new land-use designations were added (Residential 20 Units/Acre, and Parks and Open Space). These updated Zoning Map reflects the Future land Use Map consistent with the 2015 Comprehensive Plan Update.

Based on changes made to the Future Land-Use Map, the following table displays the proposed zoning changes for affected parcels within the City:

<b>Parcel No.</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
1326069062	Riverside Village	Residential 6 Units/Acre
2130700005	Riverside Village	Old Town Mixed Use
2130700105	Riverside Village	Old Town Mixed Use
2130700095	Riverside Village	Old Town Mixed Use
2130700085	Riverside Village	Old Town Mixed Use
2130700040	Riverside Village	Old Town Mixed Use
2130700075	Riverside Village	Old Town Mixed Use
2130700080	Riverside Village	Old Town Mixed Use
6648730000	Uptown 1 <sup>st</sup> Ave	Residential 8 Units/Acre
1326069024	Mixed Use 12	Commercial
1326069063	Mixed Use 12	Commercial
1749900000*	Mixed Use 12	Commercial
1326069179	Mixed Use 12	Residential 20 Units/Acre
1326069178	Mixed Use 12	Residential 20 Units/Acre
1326069180	Mixed Use 12	Residential 6 Units/Acre
1326069089	Mixed Use 12	Residential 6 Units/Acre
1749900000*	Mixed Use 12	Residential 20 Units/Acre
7325800220	Mixed Use 12	Residential 20 Units/Acre
7325800030	Mixed Use 12	Residential 20 Units/Acre
7325800040	Mixed Use 12	Residential 20 Units/Acre
7325800050	Mixed Use 12	Residential 20 Units/Acre
7325800060	Mixed Use 12	Residential 20 Units/Acre
7325800070	Mixed Use 12	Residential 20 Units/Acre
7809690230	Mixed Use 12	Residential 12 Units/Acre
7809690220	Mixed Use 12	Residential 12 Units/Acre
7809690210	Mixed Use 12	Residential 12 Units/Acre
7809690200	Mixed Use 12	Residential 12 Units/Acre
7809690190	Mixed Use 12	Residential 12 Units/Acre
7809690180	Mixed Use 12	Residential 12 Units/Acre
7809690170	Mixed Use 12	Residential 12 Units/Acre
7809690160	Mixed Use 12	Residential 12 Units/Acre
7809690150	Mixed Use 12	Residential 12 Units/Acre
7809690140	Mixed Use 12	Residential 12 Units/Acre
7809690130	Mixed Use 12	Residential 12 Units/Acre
7809690120	Mixed Use 12	Residential 12 Units/Acre

7809690110	Mixed Use 12	Residential 12 Units/Acre
7809690100	Mixed Use 12	Residential 12 Units/Acre
7809690090	Mixed Use 12	Residential 12 Units/Acre
7809690080	Mixed Use 12	Residential 12 Units/Acre
7809690070	Mixed Use 12	Residential 12 Units/Acre
7809690060	Mixed Use 12	Residential 12 Units/Acre
7809690050	Mixed Use 12	Residential 12 Units/Acre
7809690040	Mixed Use 12	Residential 12 Units/Acre
7809690030	Mixed Use 12	Residential 12 Units/Acre
7809690020	Mixed Use 12	Residential 12 Units/Acre
7809690010	Mixed Use 12	Residential 12 Units/Acre
7809690300	Mixed Use 12	Residential 12 Units/Acre
7809690280	Mixed Use 12	Residential 12 Units/Acre
7809690290	Mixed Use 12	Residential 12 Units/Acre
7809690240	Mixed Use 12	Residential 12 Units/Acre
7809690270	Mixed Use 12	Residential 12 Units/Acre
7809690260	Mixed Use 12	Residential 12 Units/Acre
7809690250	Mixed Use 12	Residential 12 Units/Acre
2129500010	Mixed Use 12	Residential 12 Units/Acre
2129500020	Mixed Use 12	Residential 12 Units/Acre
2129500030	Mixed Use 12	Residential 12 Units/Acre
2129500040	Mixed Use 12	Residential 12 Units/Acre
2129500050	Mixed Use 12	Residential 12 Units/Acre
2129500060	Mixed Use 12	Residential 12 Units/Acre
2129500070	Mixed Use 12	Residential 12 Units/Acre
2129500080	Mixed Use 12	Residential 12 Units/Acre
2129500090	Mixed Use 12	Residential 12 Units/Acre
2129500100	Mixed Use 12	Residential 12 Units/Acre
2129500110	Mixed Use 12	Residential 12 Units/Acre
2129500120	Mixed Use 12	Residential 12 Units/Acre
2129500130	Mixed Use 12	Residential 12 Units/Acre
2129500270	Mixed Use 12	Residential 12 Units/Acre
2129500280	Mixed Use 12	Residential 12 Units/Acre
2129500140	Mixed Use 12	Residential 12 Units/Acre
2129500150	Mixed Use 12	Residential 12 Units/Acre
2129500160	Mixed Use 12	Residential 12 Units/Acre
2129500170	Mixed Use 12	Residential 12 Units/Acre
2129500180	Mixed Use 12	Residential 12 Units/Acre
2129500190	Mixed Use 12	Residential 12 Units/Acre
7325800202	Mixed Use 12	Residential 12 Units/Acre
2129500290	Mixed Use 12	Residential 12 Units/Acre
7809690320	Mixed Use 12	Residential 12 Units/Acre
7325800190	Mixed Use 12	Residential 8 Units/Acre
7325800080	Mixed Use 12	Residential 8 Units/Acre
7325800090	Mixed Use 12	Residential 8 Units/Acre
7325800180	Residential 12 Units/Acre	Residential 8 Units/Acre
7325800170	Residential 12 Units/Acre	Residential 8 Units/Acre
7325800160	Residential 12 Units/Acre	Residential 8 Units/Acre
7325800150	Residential 12 Units/Acre	Residential 8 Units/Acre
7325800140	Residential 12 Units/Acre	Residential 8 Units/Acre
7325800130	Residential 12 Units/Acre	Residential 8 Units/Acre
7325800120	Residential 12 Units/Acre	Residential 8 Units/Acre
7325800110	Residential 12 Units/Acre	Residential 8 Units/Acre
7325800100	Residential 12 Units/Acre	Residential 8 Units/Acre

2426069083	Residential 12 Units/Acre	Residential 8 Units/Acre
2426069082	Residential 12 Units/Acre	Residential 8 Units/Acre
2426069064**	Residential 12 Units/Acre	Residential 8 Units/Acre
2426069004	Residential 12 Units/Acre	Residential 8 Units/Acre
2426069072	Residential 12 Units/Acre	Residential 8 Units/Acre
2426069073	Residential 12 Units/Acre	Residential 8 Units/Acre
2426069006	Residential 12 Units/Acre	Residential 8 Units/Acre
2426069070***	Residential 12 Units/Acre	Residential 8 Units/Acre
2426069009	UGA	Commercial
2426069010	UGA	Parks and Open Space
2426069011****	UGA	Parks and Open Space
2129700245	UGAR	Residential 4 Units/Acre
2129700240	UGAR	Residential 4 Units/Acre
2129700260	UGAR	Residential 4 Units/Acre

*\*This parcel will be split zoned between Commercial and R20*

*\*\*This parcel will be split zoned between Residential 8 Units/Acre and Mixed Use Institutional*

*\*\*\*This parcel will be split zoned between Residential 8 Units/Acre and Mixed Use Institutional*

*\*\*\*\*Only the portion of this parcel located east of Highway 203 will be zoned Parks and Open Space*

### III. STATUTORY REQUIREMENTS

#### **SEPA Compliance:**

The City of Duvall issued a Draft Environmental Impact Statement on August 24, 2016. A Final Draft Environmental Impact Statement will be issued on May 9, 2016 (Exhibit 2).

#### **Public Hearing Notice:**

A Notice of Public Hearings regarding the proposed 2016 Zoning Map was published in the Seattle Times on May 2, 2016, and posted at Duvall City Hall, the Library, and the Post Office. All legal requirements for public notice have been satisfied.

#### **Department of Commerce Notification:**

On February 26, 2016, the 2015 Comprehensive Plan (inclusive of the Future Land-Use Map) was submitted to the Washington State Department of Commerce for 60-day review (Material ID #22124).

### IV. PARTIES OF RECORD

The City utilized the parties of record from the 2015 Comprehensive Plan Update (Exhibit 3).

### V. FINDINGS AND CONCLUSIONS

1. The City of Duvall issued a Draft Environmental Impact Statement on August 24, 2016. A Final Environmental Impact Statement will be issued May 9, 2016.
2. The Notice of Public Hearing before the Planning Commission for 2015 Comprehensive Plan Update and 2016 Zoning Map was duly advertised in accordance with the Duvall Municipal Code.
3. The proposed 2016 Zoning Map update to Title 14 of the Duvall Municipal Code is consistent with the 2015 Duvall Comprehensive Plan inclusive of the Future Land-Use Map.
4. Adoption of the proposed 2016 Zoning Map furthers public health, safety, and general welfare.
5. Documentation supporting the findings of fact is located in the 2015 Comprehensive Plan Update file, which is adopted by reference into this staff report.

## **VI. RECOMMENDATION**

Staff recommends that the Duvall Planning Commission recommend to the Duvall City Council adoption of the proposed 2016 Zoning Map (see Exhibit 1).